



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday December 15, 2016

SUMMARIZED MEETING MINUTES

PRESENT:

Linda Milhaven, Councilmember/Chair
Matthew Cody, Planning Commissioner
Joe Young, Vice Chair
Kevin Bollinger, Design Member
Matthew Mason, Development Member
Kelsey Young, Design Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Ben Moriarity
Bryan Cluff
Meredith Tessier
Keith Niederer

CALL TO ORDER

Councilwoman Milhaven called the meeting of the Scottsdale Development Review Board to order at 1:00 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to December 15, 2016 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the December 1, 2016 Development Review Board Meeting Minutes

BOARD MEMBER K. YOUNG MOVED TO APPROVE THE DECEMBER 1, 2016 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 42-DR-2016 Alta Osborn

Request approval of the site plan, landscape plan, and building elevations for a new multi-family residential development comprised of a 5-story-tall building, with 277 dwelling units in approximately 426,000 square feet of building area, all on an approximately 4.84-acre site.

VICE CHAIR J. YOUNG MOVED TO APPROVE 42-DR-2016 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH REVISED COLORED ELEVATIONS.

4. 44-DR-2016 Verizon PHO Zuzu Valley Ho 2 Small Cell

Request approval for a new Type 3 wireless communication facility (WCF) to be concealed inside a replacement 27-foot-tall Old Town Scottsdale sign, located within the public right-of-way on the south side of E. Main Street, west of N. Scottsdale Road.

VICE CHAIR J. YOUNG MOVED TO APPROVE 44-DR-2016 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 45-DR-2016 The Vig @McCormick Ranch Patio Extension

Request approval of the site plan, landscape plan, and lighting plan for a patio expansion of 392 square feet on the north side, and a 378-square-foot expansion on the northeast side of the existing patio for an existing restaurant.

VICE CHAIR J. YOUNG MOVED TO APPROVE 45-DR-2016 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH A DELETED STIPULATION.

6. 46-DR-2016 McCormick Ranch Landscape Master Plan

Request approval of the Landscape Master Plan update on the 3,116-acre McCormick Ranch. The Landscape Master Plan is intended to identify the types of materials that will be utilized and the maintenance that will be necessary for all landscaped and open space areas that are owned and managed by the McCormick Ranch Property Owners Association.

VICE CHAIR J. YOUNG MOVED TO APPROVE 46-DR-2016 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

Rebecca Eickley spoke asking for a continuance of the project.

Donna McNally provided written comments regarding the project.

7. 51-DR-2016 Verizon PHO Zuzu-ValleyHo Small Cell Wireless Communication Facility

Request approval of a new Type 3 Wireless Communication Facility (WCF) to be co-located on a replacement street light pole located within the public right-of-way on the east side of 68th St., south of 1st Ave.

VICE CHAIR J. YOUNG MOVED TO APPROVE 51-DR-2016 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA8. 49-DR-2016 Landing at the Quarter

Request approval of modification of the building elevations of an existing commercial development, including a new paint color scheme, additive architectural detailing, building-mounted light fixtures, and signage locations, on an 8.21-acre site.

**BOARD MEMBER K. YOUNG MOVED TO APPROVE 49-DR-2016
SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED
UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

9. 25-ZN-2015 & 1-II-2016 Scottsdale Fashion Square

Pursuant to the Planned Block Development Overlay District (PBD) requirements of the Downtown (D) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan for a Zoning District Map Amendment (25-ZN-2015) from Downtown/Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) to Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).

Request by owner for approval of a Downtown Infill Incentive District application over a 1.8-acre site with Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) zoning by approving a Development Plan and amendments to Property Development Standards of the Zoning Ordinance regarding the inclined stepback plan adjacent to the Downtown Boundary, specifically at the northeast corner of the Development Plan area.

**BOARD MEMBER BOLLINGER MOVED TO RECOMMEND APPROVAL OF
25-ZN-2016 AND 1-II-2016 TO THE PLANNING COMMISSION AND CITY
COUCIL SECONDED BY BOARD MEMBER K. YOUNG THE MOTION
CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

Wayne Ecton, Bill Crawford, Stephen McConell, Betty Drake, and Chris McCarthy all spoke in Favor of the projects.

Ann Waananen, Ethelyn Cohen, Jan Anderson, Bob Griffith, Ray Sachs, Helen Wolfe, and Frederick Dettmann all spoke regarding concerns of the projects.

Sharon Leeb, Nikki Steward, and Jenna Wolfswinkle all provided written comments regarding the projects.

10. 2017 Development Review Board Hearing Schedule

The Board will review and take action on the 2017 Development Review Board hearing schedule.

VICE CHAIR J. YOUNG MOVED TO APPROVE THE 2017 DEVELOPMENT REVIEW BOARD HEARING SCHEDULE SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 3:09 P.M.